SUB LOTS 42 & W1/2 OF 41
IN OR 741 PG 1753
SUB OF GOVT LOT 9 UNR

BOWEN ELAINE C
75191 EDWARDS ROAD
YULEE, FL 32097

2025

14-2N-26-4280-0035-0000

BUILDING CHARACTERISTICS

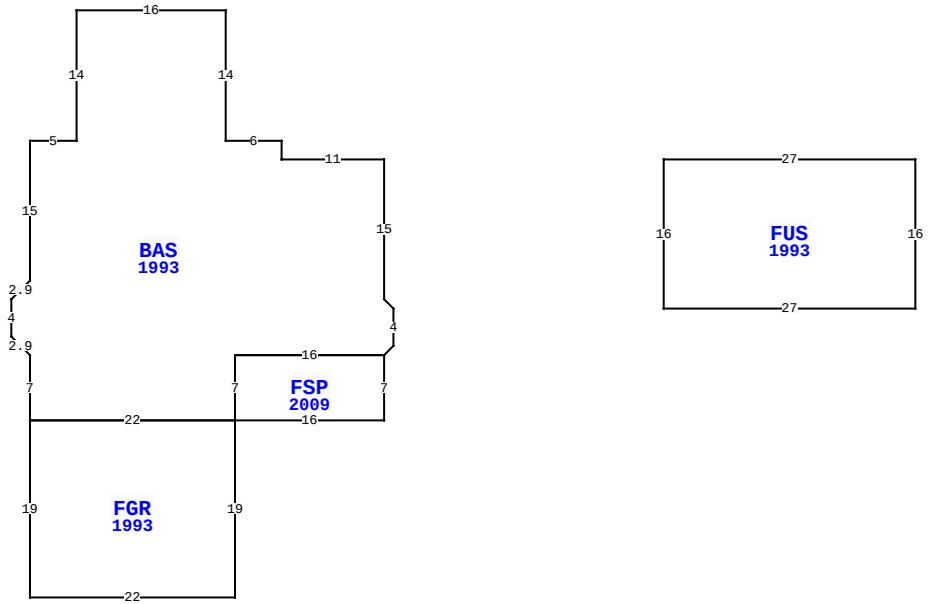
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,247	100	1993	1,247	141,052
FGR	418	55	1993	230	26,016
FSP	112	40	2009	45	5,090
FUS	432	100	1993	432	48,865
TOTALS	2,209			1,954	221,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,954	99.7542	131.68	257,303	1992	1998	0	0	0	14.10	85.90

1 SNGL FAM – 100% - 1996 Heated Area: 1679 HX Base Yr 1996



75191 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,023
TOTAL MARKET OB/XF VALUE		21,280
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		322,303
SOH/AGL Deduction		163,417
ASSESSED VALUE		158,886
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		103,164
TOTAL JUST VALUE		322,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002726	REPAIR/RRF	3,815	03/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0741/1753	10/18/1995	WD	Q	I		110,000
GRANTOR: MORRIS LON & JANI						
GRANTEE: BOWEN WM & ELAINE						
0651/1075	3/16/1992	WD	Q	V		18,000
GRANTOR: SING WILLIAM T JR						
GRANTEE: MORRIS LON & JANEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N2 W6 N14 W16 S14 W5 S15 D2 L2 S4 R2 D2 S7 FGR=[YR=1993] S19 E22 N19 FSP=[YR=2009] E16 N7 W16 S7 $ W22 $ E22 N7 E16 U1 R1 N4 U1 L1 N15$ PTR=E30
FUS=[YR=1993] E27 S16 W27 N16 $ W30 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	18	18	324.00	SF	6.50	6.50	100	1992	1992	3	62	1,306	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
3	0300	BOAT DCK W	0	100	0	0	600.00	SF	40.00	40.00	100	1997	1997	3	24	5,760	
4	0300	BOAT DCK W	0	100	0	0	252.00	SF	40.00	40.00	100	2009	2009	3	52	5,242	
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1997	1997	3	20	772	
6	1242	WD DECK A	0	100	0	0	360.00	SF	10.00	10.00	100	1997	1997	3	20	720	
7	0855	CONC PAVER	0	100	0	0	308.00	SF	7.00	7.00	100	2000	2000	3	77	1,660	
8	0810	CONCRETE A	0	100	0	0	720.00	SF	6.50	6.50	100	1997	1997	3	72	3,370	

LAND DESCRIPTION

TOTAL OB/XF 21,280

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100	0006	RM	150.00	223.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS